

Kamas City Council
Staff Report

July 12, 2016

Applicant: Andrew Blonquist and Dirk Rockhill for Graham Russell

Request: Conditional Use Permit for duplexes in the R-M Zone

Location: 60 North 200 East and 253 East Center Street

Zoning: R-M, Multi-Family Residential

DESCRIPTION

The Kamas City Planning Commission held a public hearing on July 5, 2016 to accept comments from the public regarding a Conditional Use Permit for Graham and Jodi Russell for a multi-family development on two parcels of ground located in Kamas City. The Kamas City Land Use Ordinance requires any Multi-family development to be accompanied by a Conditional Use Permit application in order to discuss mitigation of concerns surrounding the development.

Parcel KT-149 is 0.67 acres and fronts 200 East at 60 North. This lot is 118' wide and 247.5' deep. Parcel KT-152 is 0.73 acres and will be accessed by a 20' lane that runs about 150 feet north from Center Street at about 253 East. This lot is 87.5' wide and 313.5' deep. Site plans for the properties have been submitted and are included in your staff reports.

Chapter 11.4 of the code lists eight criteria for review of a conditional use for this type of development. They are:

1. Lot size- Both properties easily meet the minimum lot size required for the development. Our code requires 20,000 sf for any multi-family project consisting of 4 units. A duplex only requires 15,000 sf.
2. Open space – For each individual dwelling, an area of no less than 1000 sf shall be preserved as open space.
3. Parking – 3 parking spaces per unit is required.
4. Spacing of buildings – Only one building is proposed for each lot.
5. Structure to have Access – Parcel KT-149 is accessed on 200 East. Parcel KT-152 is accessed by a 20' private lane. Early discussion with the applicants has confirmed this lane would be paved.
6. Refuse Disposal – Refer to item #8.
7. Snow removal and drainage – There is adequate space for snow removal.
8. Trash collection and Recycling – This item would be handled as any other residence in Kamas City.

Other items for discussion:

- Landscaping – The Russells are planning to preserve the existing large trees on the properties. Section 11.8 of the code requires 40% of the net acreage of the entire development to be landscaped. They also plan to eventually restore the old barn on the eastern lot.
- Fencing – The applicants have proposed placing a 6' vinyl privacy fence on the east side of the private lane beginning 25' back from the property line as well as along the property lines on the south side of both parcels.
- Irrigation ditches – Ditches run along the east side of the eastern property and along the north side of both properties. The applicants are discussing how to handle issues regarding the irrigation ditches with Beaver Shingle Creek Irrigation Company.
- Lighting – Directional downward lighting has been recommended.
- Fire protection – The applicants have met with the South Summit Fire District. The proposed water line will be brought in from 200 East on the north side of the properties. A fire hydrant has been proposed near the property line between the two parcels and near the southern property line behind the Uinta Drive-In.
- Water – The applicants own 8 shares of Beaver Shingle Creek water. They are in the process of purchasing an additional 8 shares. 4 shares will be required to be turned into Kamas City to accommodate each of the proposed units. Engineered plans for the water lines will need to be submitted to the City Engineer for his review.
- Sewer – Engineered plans for the sewer will need to be submitted to the City Engineer for review. Installation of sewer laterals will be overseen by the City Engineer and Public Works Director.

RECOMMENDATION

The Planning Commission has forwarded a positive recommendation to the Kamas City Council for a Conditional Use Permit for Graham and Jodi Russell to place a duplex on each of the two parcels of ground they own at 60 North 200 East and 253 East Center Street provided they can meet the criteria listed above.